

23.10. Table 3-A - Building permit fees.

	Building Permit Fee
1. Commercial Construction	
\$1.00 to \$500,000	\$0.015 * Valuation, minimum fee of \$525
\$500,001 to \$1,000,000	\$0.010 * Valuation
\$1,000,001 to \$5,000,000	\$0.008 * Valuation
\$5,000,001 and up	\$0.006 * Valuation
Permitting fee reduction for affordable housing	For affordable housing projects, building permit fee shall be discounted seventy-five percent (75%) when fifty percent (50%) or more of the residential units constructed or renovated will be rented to households earning eighty percent (80%) or less of the federal Housing and Urban Development (HUD's) median household income for the Anchorage area.
2. Residential Construction	
Projects valued at \$40,000 or less	Permitting fee is \$175 per inspection used
Projects valued over \$40,000	\$0.009 * Valuation. The permit applicant receives 23 inspections plus 2 additional inspections for each \$100,000 in valuation above \$500,000 valuation. Additional inspections are charged on a per inspection basis.
3. Trade Permits (Plumbing, mechanical, or electrical work but no structural work)	\$175 per inspection
4. Miscellaneous Building Permits	
A. Temporary/seasonal building (new)	\$1,175
B. Temporary/seasonal building (extension/yearly renewal)	\$587.50
C. Change of Use	\$175 per inspection
D. Demolition	\$175 per inspection
E. Relocatable set-up permits Owner/Contractor/permittee shall provide Building Safety with estimated number of inspections required to complete project	\$175 per inspection
F. Mobile food unit	\$175 per inspection

23.10. Table 3-B Plan review fees.

1. Commercial Plan Review Fees	
A. Building Safety	
(1) Plan review	0.0031 valuation with a minimum of \$75
(2) Pre-approved plan review for new buildings	0.0017 * Valuation with a minimum of \$75 (In lieu of item A.(1))

(3) Owner-requested out-sourcing plan review	25% of the building permit fee, in addition to the applicable fee of item A. (1)
B. Land Use Plan Review	15% of the permitting fee paid under Table A with a \$75 minimum fee
C. Fire Department	
Plan review for commercial buildings	0.0011 * Valuation with a minimum of \$75
2. Residential Plan Review Fees	
A. Building Safety	
(1) Plan Review	0.005 * Valuation with a minimum of \$75
(2) Pre-Approved Plan Review	\$0.003 * Valuation with a minimum of \$75 (In lieu of Table 3-B item 2. A. (1))
(3) Optional single-family and two-family reviewed by independent reviewing professionals	\$0.003 * Valuation with a minimum of \$75 (In lieu of Table 3-B item 2. A. (1))
B. Land Use Plan Review	15% of the permitting fee paid under Table A with a minimum \$75 fee
C. Fire Department – optional residential fire plan review for Wildland Urban Interface	0.002 * Valuation with a minimum of \$75
3. Change of Use (no other work being done) requiring architectural, fire and zoning review.	\$175 per plan review discipline per hour with a half hour minimum per discipline
4. New Building Expedited Plan Review, commercial or residential	60% of the building permit fee as calculated in Table 3-A in addition to the applicable fee in Table 3-B 1. or 2.
5. Express Plan Review	\$270 per hour per discipline with a half hour minimum per discipline, in addition to all applicable fees including the base plan review fee
6. Miscellaneous	
A. Plan review or code research, change orders, alternate materials and methods requests, miscellaneous	\$175 per plan review discipline per hour with a quarter hour minimum per discipline
B. Product/fabricator approval review	\$175 per plan review discipline per hour with a quarter hour minimum per discipline

23.10. Table 3-C - Inspection fees.

1. Inspection or first re-inspection for any inspections not already covered by a permitting fee under Table 3-A (such as residential inspection in excess of allotted quantity.)	\$175
2. Second and subsequent re-inspections of same code correction issue. Such inspections are not covered by permitting fee paid under Table 3-A.	\$350 (First re-inspection at no additional cost)
	\$265

3. Inspection or re-inspection, unscheduled. Unscheduled inspections are not covered by the permitting fees paid under Table 3-A.	
4. Inspection or re-inspection, outside normal business hours, per hour, per inspector. Inspections outside of normal hours are not covered by the permitting fees paid under Table 3-A.	\$350
5. Inspection, Sundays and holidays, per hour, per inspector. Inspections on Sundays or holidays are not covered by the permitting fees paid under Table 3-A.	\$400
6. Code compliance inspection, per inspection	\$175
7. Secure Facilities Surcharge (in addition to the applicable inspection fee(s) under Tables 3-A or 3-C at any facility where an inspector must wait for an escort)	25% Surcharge

23.10. Table 3-D - Temporary electric and gas permit fees.

1. Temporary Electric, without building permit. No fee if tied to a building permit.	\$175 per inspection
2. Temporary gas, without building permit. No fee if tied to a building permit	\$175 per inspection

23.10. Table 3-E - Retrofit permit fees.

1. Retrofit permits limited in scope as follows:	\$95 per inspection
A. One new 20 amp circuit having no more than six general purpose receptacles or light fixtures.	
B. No more than six general purpose receptacles or light fixtures added to one or more existing 20 ampere circuits.	
C. One 20 amp circuit for a sign.	
D. The like for like replacement of a water heater in a residential building containing 4 or fewer dwelling units.	
2. Retrofit permits limited in scope as follows that do not qualify under item A. above:	\$175 per inspection
A. The like for like replacement of plumbing, mechanical and electrical equipment, fixtures and appliances in commercial and residential buildings.	
B. The like for like replacement of a water heater in a commercial building or a residential building containing more than 4 dwelling units.	
C. Electrical, plumbing or mechanical alterations to a residential building containing 4 or fewer dwelling units.	
D. Minor plumbing, mechanical and electrical alterations to commercial buildings where the requirement for engineering can be waived (requires pre-approval by plan review).	
3. Test backflow preventer	\$175 per inspection.
4. Fire Permit Retrofits – see Table 3-M for fire retrofits	

23.10. Table 3-F - Elevator, escalator, dumbwaiter, and other lift permit fees.

NOTES:

1. Each separately powered unit shall be considered a separate conveyance; applications and permits shall be issued accordingly.

2. Load side wiring associated with the conveyance and installed by the elevator contractor shall not require additional permits.

1. Fees include elevator inspection section plan review time, travel time, inspection time, report preparation time and administrative time.

4. Elevator inspector time is billed in hour increments.

1. New Installations, Modernizations and Relocations	
A. Hydraulic elevators	\$2,400
B. Electric geared and gearless elevators	\$3,090
C. Residential elevators	\$2,060
D. Dumbwaiters	\$1,375
E. Escalators and moving walks	\$3,090
F. Accessibility Equipment covered by A18.1:	
1. Vertical Platform Lift	\$1,375
2. Inclined Platform Lift	\$1,030
3. Inclined Stairway Chairlifts	\$340
Accessibility equipment installed in a single family home or duplex	Permitting fee shall be reduced by fifty percent (50%)
G. Vertical Reciprocating Conveyor (VRC)	\$1,375
H. Roped hydraulic elevators	\$2,750
2. Minor Alterations	
Building Safety will use 3 hours as the base amount to charge at the time of application. Additional time required to complete the project will be billed at the end of the project.	\$525 base plus \$175 per hour for inspector time beyond 3 hours
3. Biennial Certificate of Inspection	
A. Electric geared and gearless elevators	\$1,400 base plus \$175 per hour for inspector time exceeding 8 hours.
B. Hydraulic elevators	\$875 base plus \$175 per hour for inspector time exceeding 5 hours.
C. Accessibility Equipment covered in the A18.1	
1. Vertical platform lift	\$350 base plus \$175 per hour for inspector time exceeding 2 hours.
2. Inclined platform lift	\$350 base plus \$175 per hour for inspector time exceeding 2 hours.
3. Inclined stairway chair lift	\$175 base plus \$175 per hour for inspector time exceeding 1 hour.

D. Dumbwaiters	\$525 base plus \$175 per hour for inspector time exceeding 4 hours.
E. Vertical Reciprocating Conveyor (VRC)	\$525 base plus \$175 per hour for inspector time exceeding 4 hours.
4. Annual certificate of Inspection	
Escalators and moving walks	\$1,575 base plus \$175 per hour for inspector time exceeding 9 hours.

23.10. Table 3-G - Grading, excavation and fill permit fees.

1. There is no additional permit fee when grading is done as part of a building permit.	
2. Permit fees are required for stand-alone grading permits as follows:	
A. 1 to 50 cubic yards	\$87.50
B. 51 to 5,000 cubic yards	\$625
C. 5,001 to 100,000 cubic yards	\$1,140
D. Over 100,000 cubic yards	\$2,100
3. Plan review fees are required for grading work as follows:	
A. 1 to 50 cubic yards	\$87.50
B. 51 to 5,000 cubic yards	\$625
C. 5,001 to 100,000 cubic yards	\$1,140
D. Over 100,000 cubic yards	\$2,100

23.10. Table 3-H – Residential Re-roof permit fees. Commercial re-roof permits are calculated using standard commercial permitting fees (Table A) and plan review fees as applicable (Table B).

1. Up to 1,500 sq. ft.	\$287.50
2. 1,501 to 3,000 sq. ft.	\$350
3. Greater than 3,000 sq. ft.	\$600

23.10. Table 3-I - Mobile home permit fees.

1. Set-up fee	\$265
2. Land use plan review fee	\$45

23.10. Table 3-J - Sign permit fees.

1. Sign permit – all signs require zoning and structural inspections; electrical signs also require an electrical inspection	\$175 per inspection
	\$175 per hour

2. Sign plan review, structural and electrical as applicable, with half-hour increments, one-half hour minimum.	
3. Sign land use plan review with half-hour increments, one-half hour minimum.	\$175 per hour

23.10. Table 3-K - Licenses and testing fees.

1. Test Fees	
A. Contractor testing fee	\$90
B. Journeyman testing fee	\$60
2. Issuance or Renewal Fees	
A. Contractor license, 2 years	\$400
B. Journeyman license, 2 years	\$140
C. Trainee license, 2 years	\$85
D. Special Inspector License, 2 years	\$140
E. Administrative late fee	\$70
3. License Requirements	
Backflow Assembly Tester, renewal fee (one-day recertification training required)	\$120

23.10 Table 3-L On-site service fees.

1. Certificate of on-site systems approval, (COSA) single family	
A. Existing System	\$550
B. Existing System with active upgrade permit	\$280
C. Well-only	\$280
D. New Installation	\$75
2. On-site conditional COSA approval	\$290
3. On-site wastewater disposal system construction permit, includes drain field replacement	\$595
4. Water well construction permit	\$225
5. Septic tank/Holding tank replacement	\$225
6. Water storage tank permit	\$160
7. Renewal for on-site permit or COSA	\$145
8. On-site water/wastewater expedited review	Additional 60% of the applicable fees
9. On-site wastewater permit change order review, per hour, half-hour minimum	\$145
10. On-site code compliance re-inspection, per inspection, per hour, one hour minimum	\$145
11. Separation distance variance/waivers:	
A. Variance/Waiver, lot line	\$225
B. Variance/Waiver, well to tank	\$1,180
C. Variance/Waiver, well to field	\$1,180

23.10. Table 3-M Fire permitting fees.

1. Combined Plan Review and Permitting Fees	
A. Access Control System (<i>Permit required if system delays egress or electronically locks egress doors</i>)	\$450
B. Energy system – <i>if legally required by IFC section 1203.2</i>	\$2,100
C. Special Hazard Fire System (<i>CO2, clean agent, halon, halon alternatives, or dry chemical system</i>)	\$700
D. Fire Pump	\$700
E. Fire Sprinkler/Alarm/Foam-water Sprinklers	
0—25 devices	\$450
26—50 devices	\$575
51—75 devices	\$700
76—100 devices	\$825
Each lot of 50 devices beyond 100	\$450
F. Fire Standpipe System	\$875
G. Fire protection or life safety system not otherwise listed (reviewed and inspected per hour) (<i>Some examples are low- and high expansion foam systems or water spray fixed systems</i>)	\$175 per hour, minimum \$450 charge
H. Gas Detection System	\$450
I. Kitchen Hood Fire System	\$450
J. Digital Alarm Communicator System, Radio System, or other equipment installation for transmission of Off-Premises Signals to a location providing supervising station service. (<i>Fee applies if installing or modifying monitoring equipment for an existing fire or life safety system. If installed as part of a new system installation, fee does not apply.</i>)	\$275
K. Smoke Control or Smoke Exhaust System	\$2,100
L. Demolition Permit for a Fire or Life Safety System	\$175
2. Change Order, per hour	\$175
3. Retrofit to a Fire or Life Safety System (<i>Limited to fire alarm, fire sprinkler, and kitchen fire systems under International Fire Code 105.7.28.2.4.14 and must be replacing an existing system with a like system of similar capacity/functionality</i>)	\$275

23.10. Table 3-N Miscellaneous fees.

1. Code books and publications	at cost
2. Records research and retrieval,	\$75 per hour for staff time plus actual box retrieval fees
3. Recording documents on behalf of customers with State of Alaska's District Recorder's Office	\$30 for staff time plus actual recording fees
4. Copies, standard 8½"×11" page, each	\$0.35
	\$5.00

5. Copies printed using a plotter, per page	
6. Training, per person, per class, when applicable	\$60
7. Code abatement fee, per hour, one hour minimum	\$175

23.10. Table 3-O Fines.

1. Fine, building code violations, civil penalty, fine per day per violation	\$100 to \$500
2. Fine for failure to perform special inspection, per incident	\$425
3. Investigation fee for work begun without proper permit(s), in addition to all permit fees required by this code.	Double permit fee required by this code, or \$1,000, whichever is greater
<p>a. First Offense: Investigative fee may be waived by the building official if required permit is obtained within reasonable amount of time agreed to by building official.</p>	
<p>b. Subsequent Offenses: \$1,000 investigative fee plus an additional \$1,000 fine applied incrementally for each additional offense occurring within five years of the original offense. As example, the third offense would be \$3,000 (<i>\$1,000 investigative fee plus \$2,000</i>).</p>	
4. Fine (Contractor), working without a required contractor's license, civil penalty in addition to all fees required by code as follows:	
<p>a. First Offense: \$1,000 fine which may be waived by the building official if required license is obtained within 30 days.</p>	
<p>b. Subsequent Offense: \$1,000 and an additional \$1,000 applied incrementally for each additional offense occurring within five years of original offense. As example, the third offense would be \$3,000 (<i>\$1,000 fine plus \$2,000 for the 2 prior offenses within 5 years.</i>)</p>	
5. Fine (Journeyman), working without a required Certificate of Qualification, in addition to all fees required by code as follows:	
<p>a. First Offense: \$250 fine which may be waived by the building official if the individual registers for the journeyman test within 72 hours.</p>	
<p>b. Subsequent Offense: \$250 and an additional \$250 applied incrementally for each additional offense occurring within five years of original offense. For example, a third offense is \$750.</p>	
<p>c. The contractor for whom the violator is working for shall be subject to the same fines as the violator.</p>	
6. Fine (Trainee), working without a required trainee card.	
<p>a. First Offense: \$60 (waived if obtained within 72 hours).</p>	
<p>b. Subsequent Offense: \$100 for each offense and an additional \$100 applied incrementally for each additional offense. For example, a second offense is \$200.</p>	
<p>c. The contractor for whom the violator is working for shall be subject to the same fines as the violator.</p>	
7. Fine for failure to close-out fire permit prior to expiration:	
<p>Fine for the failure to close out a permit for a system regulated under International Fire Code 105.7 within one year is \$1000. An additional fine of \$2500 shall apply if permit is not closed out within 2 years. Further fines shall apply at the rate of \$5,000 more per year for a third and each subsequent year.</p>	